006.0	0003	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	904,800 / 904,800
					USE VALUE:	904,800 / 904,800
					ASSESSED:	904,800 / 904,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLOEDOW PHYLLIS M/LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	24 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BLOEDOW PHYLLIS M & KARL A -
Owner 2:	-
Street 1:	24 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,957 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Asbestos Exterior and 3020 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4957.000	495,300		409,500	904,800
Total Card	0.114	495,300		409,500	904,800
Total Parcel	0.114	495,300		409,500	904,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.60 | /Parcel: 299.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 5513

GIS Ref

GIS Ref

Insp Date 04/09/18

!582!

PREVIOUS ASSESSMENT

Parcel ID 006.0-0003-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	495,300	0	4,957.	409,500	904,800	904,800	Year End Roll	12/18/2019
2019	104	FV	378,100	0	4,957.	435,100	813,200	813,200	Year End Roll	1/3/2019
2018	104	FV	402,300	0	4,957.	317,300	719,600	719,600	Year End Roll	12/20/2017
2017	104	FV	376,300	0	4,957.	276,400	652,700	652,700	Year End Roll	1/3/2017
2016	104	FV	376,300	0	4,957.	235,400	611,700	611,700	Year End	1/4/2016
2015	104	FV	333,400	0	4,957.	230,300	563,700	563,700	Year End Roll	12/11/2014
2014	104	FV	333,400	0	4,957.	189,400	522,800	522,800	Year End Roll	12/16/2013
2013	104	FV	347,600	0	4,957.	180,200	527,800	527,800		12/13/2012

PRINT

Date	Time
12/10/20	16:20:31

LAST REV

Date	Time
05/22/18	09:23:21

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 582

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLOEDOW PHYLLIS	65393-524		5/20/2015	Convenience	1	No	No		
BLOEDOW PHYLLIS	59432-266		7/2/2012	Convenience	1	No	No		
BLOEDOW PHYLLIS	42077-34		2/20/2004	Family		No	No		Dale Bloedow dod 1/6/2008
BLOEDOW PHYLLIS	39780-556		7/2/2003	Family	260,000	No	No		
	PR390-060		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	5513
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2018	MEAS&NOTICE	BS	Barbara S
5/11/2009	Measured	372	PATRIOT
9/24/1999	Mailer Sent		
9/24/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4957		Sq. Ft.	Site		0	80.	1.03	1			Med. Tr	-10					409,472						409,500	

Total AC/HA: 0.11380 | Total SF/SM: 4957 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 409,472 | Spl Credit | Total: 409,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	3 - Aluminum	20	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.99768209
Const Adj.:	0.95020986
Adj $ / SQ:	161.161
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	672983
Depreciation:	177667
Depreciated Total:	495315

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	4	Baths:	2	HB	

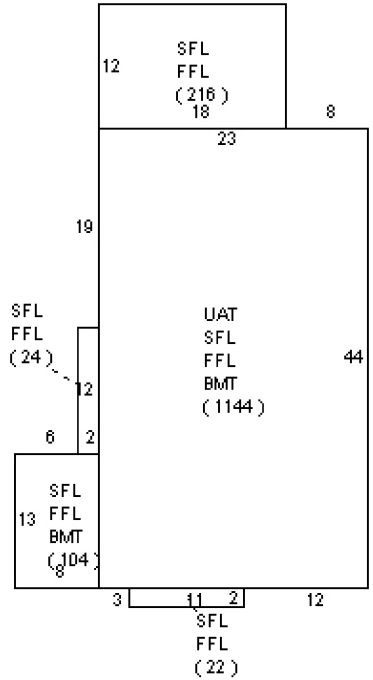
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	2	
Totals			
2	14	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,510	161.160	243,353
SFL	Second Floor	1,510	161.160	243,353
BMT	Basement	1,248	48.350	60,339
UAT	Upper Attic	286	64.460	18,437

Net Sketched Area:	4,554			Total:	565,482
Size Ad	3020	Gross Are	5412	FinArea	3020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	161.16
Special Features:	0	Val/Su Net:	108.76
Final Total:	495300	Val/Su SzAd	164.01

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

006.0-0003-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8x10	A	AV	2004	0.00	T	12	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	